

MEMORANDUM



From: Service Manager Environment

To: Head of Community Well-being
and Development

Our Ref: ENV/DC/PP/P/2015/0691

Your Ref: PF/P/2015/0691

Date: 20th October 2015

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 505 Library Arts Centre, Rhosddu Road, Wrexham.

Development: Modification and extension to accommodate new Police Front of House with associated external works.

I refer to your email / consultation dated 13/10/2015 including revised "Design & Access Statement" in respect of the above.

Access

The proposed development site is accessed off Rhosddu Road which is a classified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph given the geometry of the road and the existing traffic calming measures.

Assuming speeds of 20mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 25m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Visibility at the existing access is adequate in both directions providing splays in excess of 2.4 x 25m in both directions. It would appear that the same level of visibility will be provided from the proposed improved access.

The existing access serving the development site reduces to a width of approximately 3.4m and cannot accommodate the simultaneous passage of 2 no. vehicles. However, it is proposed to increase the width of the access to approximately 5.8m which is considered adequate.

In terms of traffic generation, I comment as follows:-

The existing car park comprising of 8 mobility spaces and around 18 staff parking spaces (Library & Art Gallery Staff) obviously generates a significant number of daily vehicle movements. Although no proposed traffic generation figures for the proposed "Police Front of House" facility have been provided, I assume that there will be a significant increase in vehicle movements compared with the current use of the site.

Parking & Turning Provision

The revised "Design & Access Statement" states the following:-

Currently to the north of the existing building is a small area for blue badge parking and a larger staff car park for the Library. It is proposed that North Wales Police use this area for secure parking of 20 no operational vehicles including one larger response vehicle. It will also include 1 no blue badge staff parking space.

Discussions are currently proceeding with Council officers responsible for managing the public car parks, to secure the provision of 8 no replacement blue badge parking spaces within the Chester Street public pay and display Car Park situated at the eastern end of the Library complex. Additional chargeable spaces will be provided within the Bodhyfryd Car Park, when the existing Public Conveniences are demolished in 2016.

The existing parking spaces currently used by staff working at the Library will no longer be available. When the Executive Board of the Council considered the proposed occupation by the Police it was agreed that "Implications for staff parking would be included in the ongoing review of car parking demands for staff as part of the development of agile working". Discussions regarding this aspect are continuing. One option may be for Staff requiring parking facilities to be invited to join the majority of Council employees working in the Town Centre, and use the various public car parks available throughout the town centre.

As a Town Centre facility it is assumed that all visitors to the facility will walk, arrive by public transport or use the public parking facility adjacent to the building. Library staff and visitors will use the public car park.

The response from the WCBC Enforcement Services Section is as follows:-

- That there are still ongoing discussions regarding the provision of staff parking for existing library staff. If parking is to be provided, it needs to be provided within the existing staff parking arrangements.
- That there are still ongoing discussions surrounding the provision of 8 disabled parking spaces to be off set within the main library car park.
- I noticed within the design and access statement – 4.0 proposals the following
The new extension to the east will require minor adaptations to the main public car park area including some re-designation of spaces for blue badge parking.

On none of the plans that I have seen to date or information that I have reviewed was the above mentioned. There needs to be clarification of what exactly this means and the likely impact on the public car park given there is already an expectation that disabled spaces need to be placed in this well used public car park which will have both an impact on capacity and income.

There would appear to be 22 no. parking spaces proposed at the development site which are annotated for operational vehicle use only. These spaces comprise 20 no. car spaces, 1 space to mobility standards and 1 no. PSU vehicle space. The submitted information indicates that the PSU vehicle will be 1.993m wide x 7.365m long.

The submitted layout plan (Drg. No. N1640 / 203 Rev p6) indicates a scale of 1:500. However, the actual scale would appear to be 1:200. The proposed space for the PSU vehicle measures approximately 7.4m in length with 5.8m space behind for turning. As the vehicle is 7.4m long, it is unlikely to be able to turn within the curtilage of the site. **Could you please ask the applicant to provide swept path analysis details indicating how such a vehicle will access, park, reverse and exit the site.**

As detailed above, I understand from our Enforcement Services Section that discussions are still ongoing regarding the provision of staff parking for existing library staff. I also understand that discussions are also ongoing surrounding the provision of 8 disabled parking spaces to be off set within the main library car park.

I am therefore not in a position to advise any further on the proposed development until these discussions are concluded.

I await the requested information

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.



Service Manager Environment